

# PLANNING COMMISSION WORKSHOP MINUTES

May 16, 2001

## CALL TO ORDER:

Chairman Vlad Voytilla called the workshop to order at 6:49 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

## ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Bob Barnard, Gary Bliss, Eric Johansen and Brian Lynott. Planning Commissioners Chuck Heckman and Dan Maks were excused.

Development Services Manager Irish Bunnell, Principal Planner Hal Bergsma and Recording Secretary Sandra Pearson represented staff.

Chairman Voytilla called the workshop to order.

Principal Planner Hal Bergsma mentioned that this workshop session had been initiated by Community Development Director Joe Grillo in order to allow staff to provide some indication of upcoming projects and to consider hearings on when these projects should occur in light of planned meeting absences of Planning Commissioners for vacations, etc.

Mr. Bergsma described several projects and when action would occur, as follows:

1. Merlo Station Area Plan – Public Hearing scheduled for June 6, 2001;
2. Remand of Land Use Element Issues – Continued Public Hearing scheduled for June 6, 2001;
3. Tree Inventory and Protection – Work Session scheduled for July 11, 2001 and Public Hearing scheduled for August 29, 2001;
4. Transportation Systems Plan Update – Work Session scheduled for August 1, 2001 and Public Hearings scheduled for October and November, 2001; and

- 1                   5.       Amendments to Development Code Chapters 40 and 50, with some  
2                               of Chapters 10, 20, 60 and 90 – Work Sessions scheduled in June  
3                               2001 and Public Hearings scheduled for July 2001.

4  
5       Development Services Director Irish Bunnell displayed a copy of the existing  
6       Development Code and the proposed amendments, emphasizing that the end  
7       result would be a pretty hefty document. He pointed out that it is not possible to  
8       determine how long this process would take beyond the Work Sessions, which he  
9       estimated would begin in July, 2001, rather than June, 2001.

10  
11       Chairman Voytilla suggested breaking the document up into smaller portions, and  
12       Mr. Bunnell advised him that it is necessary to work with the entire package.

13  
14       Mr. Bergsma pointed out that the Public Hearings on the Code amendments  
15       would probably occur in August or September 2001.

16  
17       Mr. Bunnell agreed, adding that this major issue would involve several Public  
18       Hearings.

19  
20       Mr. Bergsma continued with his description of upcoming projects and when they  
21       would occur, as follows:

- 22  
23                   6.       The Round Development and Disposition Agreement (DDA) –  
24                               Work Session Scheduled for June or July 2001.

25  
26       Mr. Bergsma observed that The Round has reverted back to the City of  
27       Beaverton, noting that there would be a thirty-day exclusive negotiation period,  
28       with a potential developer, *Dorn Platz*.

29  
30       Chairman Voytilla questioned whether the City of Beaverton's position would be  
31       that of a co-owner of the property.

32  
33       Mr. Bergsma advised Chairman Voytilla that the property would be turned over to  
34       the selected developer, adding that development application processing would  
35       occur as quickly as possible after the DDA is signed.

36  
37       Mr. Bergsma discussed additional upcoming projects, as follows:

- 38  
39                   7.       Amend Comprehensive Plan Chapter 1 (procedures) – Public  
40                               Hearing scheduled for June or July 2001.

41  
42       Observing that it is often difficult, Mr. Bergsma pointed out that it is now  
43       necessary, according to a provision in Chapter 1, to notify surrounding residents  
44       of any amendments to the Comprehensive Plan. On question, he advised  
45       Commissioner Lynott that although it is not significant, staff is keeping track of  
46       the cost of mailing these notifications.

1 Chairman Voytilla mentioned that a potential problem with this issue relates to  
2 testimony that might be received from renters, as opposed to testimony provided  
3 by owners of the property affected.  
4

5 Commissioner Lynott pointed out that public involvement is an important part of  
6 the process.  
7

8 Chairman Voytilla informed Commissioner Lynott that owners and renters have  
9 different concerns.  
10

11 Commissioner Barnard questioned when a reprint of the updated Comprehensive  
12 Plan would become available.  
13

14 Observing that issues regarding the Comprehensive Plan had been postponed due  
15 to Measure 7, Mr. Bergsma informed Commissioner Barnard that this document  
16 would most likely be adopted by ordinance sometime this fall and that staff would  
17 attempt to make the document available within the next four or five months.  
18

19 Mr. Bergsma discussed another upcoming project, as follows:  
20

- 21 8. Amend Comprehensive Plan Public Facilities and Services  
22 Element to reflect East Beaverton Urban Services Agreement –  
23 Public Hearing scheduled for June or July 2001.  
24

25 Observing that this is not on the list of projects, Mr. Bergsma discussed another  
26 upcoming project, as follows:  
27

- 28 9. Urban Services Agreement/Urban Study Area between the City of  
29 Hillsboro and the City of Beaverton.  
30

31 Mr. Bergsma pointed out that there has been some disagreement about the urban  
32 service area boundary between Beaverton and Hillsboro involving two special  
33 districts, specifically Tualatin Hills Park and Recreation District (THPRD) and  
34 Tualatin Valley Fire and Rescue District (THFRD), observing that the City of  
35 Hillsboro has their own fire district. He mentioned that potential boundaries  
36 include 185<sup>th</sup> Avenue and approximately 198<sup>th</sup> Avenue.  
37

38 Referring to the current energy and water shortages, Commissioner Barnard  
39 questioned the City of Beaverton's position in this situation.  
40

41 Mr. Bergsma advised Commissioner Barnard that while water should not be an  
42 issue, adequate power is questionable.  
43

44 Chairman Voytilla mentioned that he had met with Portland General Electric  
45 (PGE), observing that they had adopted blackout policies and that specific grids  
46 would be selected when necessary.

1 Mr. Bergsma discussed other upcoming projects, as follows:

- 2
- 3 10. Add new Public/Quasi-Public Zone – Public Hearing scheduled for
- 4 August or September 2001;
- 5
- 6 11. Amend the Urban Planning Area Agreement (UPAA) with
- 7 Washington County – Public Hearings scheduled for October and
- 8 November 2001;
- 9
- 10 12. Begin consideration of affordable housing tools as required by
- 11 Title 7 of Metro Urban Growth Management Functional Plan –
- 12 Work Sessions scheduled for November and December 2001; and
- 13
- 14 13. Apply new zoning in Beaverton's part of the Washington Square
- 15 Regional Center – Work Sessions and Public Hearings scheduled
- 16 for January and February 2002.
- 17

18 The Planning Commissioners discussed upcoming meeting dates and when they

19 anticipated not being available due to vacation plans.

20

21 Commissioner Barnard and Chairman Voytilla pointed out that when packets are

22 sent through the mail, they are often not received in a timely manner, noting that

23 they prefer to receive this information Wednesday, if possible, and Friday

24 evening, at the latest.

25

26 Mr. Bergsma mentioned that it might become necessary for staff to personally

27 deliver these packets.

28

29 Commissioner Barnard noted that all information should be three hole punched

30 and clearly marked indicating which project the information pertains to.

31

32 Chairman Voytilla suggested that more thorough Staff Reports could significantly

33 reduce the length of the discussions and Public Hearings.

34

35 Mr. Bergsma emphasized that the evidence presented in the Staff Reports need to

36 support the findings.

37

38 Mr. Bunnell pointed out that an application could be complete and still be

39 inadequate, adding that while it is sometimes difficult to force an applicant to

40 supply all necessary information, it should not be necessary for staff to perform

41 their work.

42

43 Commissioner Johansen expressed concern that the City of Beaverton has a

44 shortage of every type of property.

45

1 Chairman Voytilla mentioned that financial issues often drag out a Public  
2 Hearing, questioning whether a family wage job is even a relevant consideration.

3  
4 In response to a question, Mr. Bergsma said that necessary affordable housing, as  
5 defined by Metro, is determined by the population at 50% or below the median  
6 income in the area.

7  
8 Mr. Bunnell expressed his opinion that affordable is a subjective issue.

9  
10 Commissioner Barnard noted that there has been no precedence established for  
11 the approval of monopole cellular telephone antennae towers.

12  
13 Commissioner Bliss mentioned that the City of Beaverton should establish a  
14 master plan for all monopoles within the City.

15  
16 Mr. Bunnell pointed out that monopoles are not currently addressed in the  
17 Comprehensive Plan or the Development Code.

18  
19 Commissioner Bliss pointed out that although the City of Beaverton requires  
20 under grounding of utilities or an in lieu payment, this is not done on some City  
21 projects. Observing that money is an issue, he expressed his concern that a  
22 developer might consider this a double standard.

23  
24 Commissioner Barnard commented that the Planning Commissioners should  
25 receive notification of the outcome of any applications that are appealed to the  
26 City Council, specifically whether the City Council overturns or upholds the  
27 decision of the Planning Commission.

28  
29 Chairman Voytilla expressed his frustration with Planning Commission decisions  
30 being overturned by the City Council.

31  
32 Mr. Bunnell advised Chairman Voytilla that he has conveyed this frustration to  
33 the City Council and assured him that he would do so again.

34  
35 Commissioner Johansen pointed out that he is only aware of one application that  
36 has been appealed in which the Planning Commission's decision had been upheld  
37 by the City Council.

38  
39 Chairman Voytilla observed that the Planning Commission is gaining a reputation  
40 as a technicality that an applicant can get around.

41  
42 Mr. Bergsma suggested an annual meeting with the City Council to discuss issues  
43 such as this.

44  
45 Commissioner Lynott suggested that the Planning Commission meet with the City  
46 Council on a quarterly basis.

1 Mr. Bergsma advised Commissioner Lynott that a quarterly meeting with the City  
2 Council is not necessary. He noted that the City Council and the Planning  
3 Commission share the same codes, adding that there might be a difference in  
4 interpretation.

5  
6 Chairman Voytilla questioned whether there is any recent news, training or  
7 seminars available to Planning Commissions.

8  
9 Mr. Bergsma informed Chairman Voytilla that the *Livable Oregon Conference* is  
10 scheduled in Welches, Oregon on June 14 – 15, 2001, adding that he has a lot of  
11 additional information that is available to the Planning Commissioners.

12

13 **MISCELLANEOUS BUSINESS:**

14

15 The workshop adjourned at 8:30 p.m.